

Fauquier County

Agricultural Development Office
35 Culpeper Street
Warrenton, Virginia 20186

Tel. 540-349-5314

Fax. 540-349-5351

Application Farmland Preservation Program - Purchase of Development Rights Fauquier County

Instructions to Applicant:

1. **Application Form**. Type or print in dark ink. Complete all items or state "information not known." If additional space is needed, please attach a separate page. All owners of the property must sign the application.
2. **Deed**. A copy of the original deed with deed book and page number stamp, under which the owners acquired the property.
3. **Deeds of Trust**. If there are any deeds of trust (mortgages) on the property, a copy of the original deed of trust with deed book and page number stamp.
4. **Survey or Plat**. A copy of a survey, plat or tax map of the property. Note the location of any existing dwellings on the property and any areas the owners wish to exclude from this application.

Completed application must be submitted by December 20, 2002 at 4:00 p.m. to:

Fauquier County – Agricultural Development Office
Peter Mitchell, Agricultural Development Officer
35 Culpeper Street
Warrenton, VA 20186

Phone: (540) 349-5314

Fax: (540) 349-5351

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(Please type or print in dark ink)

Owner/Contact Person

Phone #

Mailing Address

Parcel Address

Tax Map/Parcel#

FSA Tract & Farm #

Parcel Acreage

Parcel Zoning Designation

Include All Owners of Record

Phone #

Mailing Address

Type of Ownership (Sole Owner, Husband and Wife, Partnership, Corporation, Limited Liability Company, Etc.)

List all Deeds of Trust against the parcel:

Date and Instrument #

Trustee Name and Address

Beneficiary Name and Address

List all present or pending liens, judgments or court proceedings against the parcel (by date, parties involved, instrument number, legal reference or case number):

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Is the parcel subject to any leases (type of lease, leaseholder)?

Is the parcel subject to any easements (utilities, pipeline, historic, environmental, etc.)?

What are the present principal uses of the parcel (crops, pasture, livestock, timber, recreation, etc.)?

Does the parcel contain cropland or pastureland that has been harvested or grazed during the preceding year or in 3 out of previous 5 years)___Yes; ___No; ___Don't know.

Approximate acreage in open areas (pasture, cropland, fallow land)_____

Have the owners implemented any of the following Soil and Water Quality Conservation Plan Categories? ___Nutrient Management Plan; ___Conservation Tillage; ___Grazing Land Protection; ___Cover Crops; ___Structural Practices; ___Streambank Protection; ___Wet Lands; ___Don't know.

Has a Soil and Water Quality Conservation Plan that meets Fauquier County and John Marshall Soil and Water Conservation District requirements been approved on the parcel? ___Yes; ___No; ___Don't Know.

List the number of dwellings on the parcel and their use:_____

List the number of structures on the parcel and their use:_____

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Is the parcel within a national or state historic/archaeological district or does it contain a natural or state historic landmark? _____Yes; _____No; _____Don't Know.
If yes, explain:

Does the parcel contain areas of archaeological significance identified by an archaeologist? _____Yes _____No _____Don't know. If yes, explain

Are the owners interested in donating a portion of the conservation easement value? _____Yes; _____No; _____Don't know. If yes, explain:_____

Are the owners interested in any of the following restrictions applying to the parcel?
_____timber harvesting restrictions or timber buffers; _____no new dwellings to be located on the parcel; _____no further division of parcel; _____no option to reacquire any property rights given. _____we would like to discuss with the Agricultural Development Officer.

Are the owners interested in including additional restrictions in the Deed of Easement beyond those described in the PDR Ordinance and sample Deed? If so, describe:_____

I/We hereby make application to Fauquier County for the sale of development rights on the tax parcel(s) identified above on this application form pursuant to the Purchase of Development Rights Program. I/We understand and acknowledge that I/We incur no obligation by completing this application, and that Fauquier County incurs no obligation by its acceptance of this application. I/We hereby certify that, to the best of my/our knowledge, the information contained in this application and attached materials are true and correct. I/We grant permission to the Agricultural Development Officer or his designee, and County staff, to enter the property, after reasonable notice to the contact person identified above on this application form, for the purposes of evaluating the parcel(s). Furthermore, I/We grant permission for the Agricultural Development Officer or his designee to have access and obtain information from the John Marshall Soil and Water Conservation District, Fauquier County Soil Scientists, and from the USDA Farm Service Agency for the purposes of ranking and evaluating the parcel(s).

ALL OWNERS OF RECORD MUST SIGN AND DATE THIS APPLICATION:

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Disclaimer: This Application Form is not a legally binding agreement between the Owner/Applicant(s) and Fauquier County. It is strictly for informational purposes in processing the application.

FAUQUIER COUNTY FARM LAND PRESERVATION PROGRAM CRITERIA

I. Eligibility Criteria:

1. Property is an economically viable farming operation.
 - Gross farm income exceeds \$25,000 ☐ Yes ☐ No
 - At least one family member's principal occupation involves farming this parcel/ forestland ☐ Yes ☐ No
 - Farm has invested in substantial infrastructure improvements such as barns, bins, specialty structures, fencing, drainage, ditches, waterway improvements, etc. ☐ Yes ☐ No
2. Parcel is greater than 50 acres, or comprises a combined area of contiguous parcels greater than 50 acres. ☐ Yes ☐ No
3. Parcel is not presently zoned any category other than Rural Agricultural (RA) or Rural Conservation (RC). ☐ Yes ☐ No
4. The parcel is not under conservation easement or pending consideration for conservation easement or otherwise restricted from development. ☐ Yes ☐ No

II. PDR REVIEW COMMITTEE CRITERION

Standards for Ranking (high – medium – low)

Quality of Farmland

- Parcel size
- Quality of farm infrastructure
- Quality of soils

Surrounding Support Quality

- Strategic Location
- Proximity to protected (eased) property

Likelihood of conversion to Non Farm Use and Off Farm Income

- Resident family's gross off-farm income does not exceed \$100,000
- Parcel risk of development
- Road frontage

Environmental Qualities

- Water resources

Historic and Scenic Qualities

- Family Farm History
- Historic Value

Price

Payment for a Development Right - \$20,000 per unit

Base on gross by-right allotment per sliding scale.

- Bargain Sale

Number of development rights to be determined by:

- Zoning department – Lotting potential (Based on gross by-right allotment per RA/ RC Land Subdivision Sliding Scale.)
- “Type I” soils analysis

Landowner to identify remaining development rights (if any).